

June 7, 2019



## Talbot County Short-Term Rental Review Board

### Final Decision Summary

Thursday, May 9, 2019 at 1:00 p.m.  
Community Center, Wye Oak Room  
10028 Ocean Gateway, Easton, Maryland

#### Attendance:

##### Commission Members:

Scott Kane, Chairman  
David McQuay, Vice Chairman  
Tammy Broll  
John "Jack" Hall  
Martha Suss

##### Staff:

Mary O'Donnell, Assistant County Attorney  
Mary Kay Verdery, Planning Officer  
Miguel Salinas, Assistant Planning Officer  
Elisa Deflaux, Environmental Planner  
Chris Corkell, Recording Secretary

**1. Call to Order** - The Chair called the meeting to order on May 9, 2019 at 1:00 p.m. Mr. Kane opened the meeting.

**2. Decision Summary Review** - Mr. McQuay made the motion to approve the minutes as written, seconded by Mrs. Suss. The motion was carried unanimously.

#### **3. Old Business**

- a. Langdon Estates, LLC – ST-737-LAN, 7373 Tilghman Island Road, Sherwood, MD 21665, (Map 38, Grid 5, Parcel 41, Lot 1; Zoned Rural Conservation and Western Rural Conservation). Ms. Deflaux presented the revised staff report for the Short-Term Rental license application. Zach Smith, Attorney, represented the Applicant. Discussion was held by the Board on the septic system and the time frame for completeness. The Applicant also described her meeting with the neighbors, the Groves, and expressed her regret for not meeting sooner to go over the her STR plans for Langdon Estates, LLC.

The Board called for Public comment. Individuals that spoke were Howard Snyder; John Marrah; Peter Cotter, Esquire; and Steve Shimko. Written comments were received by the Board from Peter Cotter, Esquire, on behalf of his clients John and Terre Grope, in support of the application and Susan duPont.

Ms. O'Donnell read two sections out of the *Talbot County Code* to explain the difference between a STR where the homeowner executes a short-term lease of the dwelling unit versus multiple leases to rent individual rooms (such as a B&B, Inn, or Hotel). She stated that enforcement action could be taken for the latter. Mr. Salinas recommended the Board add condition 1B in the staff report of the 2003 International Building Code for escape and rescue openings.

55 **Mr. McQuay made a motion to approve the STR application for six**  
56 **bedrooms for Langdon Estate, LLC, 7373 Tilghman Island Road with**  
57 **conditions, seconded by Mrs. Suss. The motion was carried unanimously.**  
58

59 **4. New Business**  
60

- 61 a. Thomas and Cheryl McKinnon - ST-254-MCK, 25460 Chance Farm Road, Royal  
62 Oak, MD 21662, (Map 40, Grid 11, Parcel 167, Lot 4, Zoned Rural Residential).  
63 Ms. Deflaux presented the staff report for the Short-Term Rental (STR) license  
64 application. Mr. Hall asked the Applicants to add, after their name on the  
65 application and after their signature, to include the word "Trustee". Mr. Hall also  
66 asked the Applicants to amend the lease agreement to specify Talbot County. The  
67 Applicants gave a brief history of the property. Staff explained that a Critical Area  
68 reference should be added to language in the lease agreement/house rules. The  
69 applicant indicated their willingness to add the reference to their house rules.  
70

71 The Board called for Public comment. Individuals that spoke were Ms. duPont  
72 and John Marrah. Written comments were received by the Board from Susan  
73 duPont.  
74

75 **Mrs. Suss made a motion to approve the STR application for two bedrooms**  
76 **for Thomas and Cheryl McKinnon as Trustees at 25460 Chance Farm Road**  
77 **with staff conditions, seconded by Mr. Hall. The motion carried**  
78 **unanimously.**  
79

- 80 b. Timothy Yost - ST-936-YOS, 9369 Broad Creek Road, St. Michaels, MD 21663,  
81 (Map 22, Grid 12, Parcel 199, Lot 5, Zoned Rural Conservation). Ms. Deflaux  
82 presented the staff report for the Short-Term Rental (STR) license application.  
83 Mr. Yost gave some history on his property. Mr. Yost indicated that he filed for a  
84 re-inspection with the County.  
85

86 The Board called for public comments, none were provided. Written comments  
87 were received by the Board from Susan duPont.  
88

89 **Mr. Hall made a motion to approve the STR application for six bedrooms for**  
90 **Timothy Yost, 9369 Broad Creek Road with staff conditions, seconded by**  
91 **Ms. Suss. The motion carried unanimously.**  
92

- 93 c. Lee and Regina Meiners - ST-275-MEI, 27484 St. Michaels Road, Easton, MD  
94 21601, (Map 33, Grid 6, Parcel 37, Lot 1, Zoned Rural Residential). Ms. Deflaux  
95 presented the staff report for the Short-Term Rental (STR) license application.  
96 Ms. Meiners gave some history on the property. Mr. Salinas also clarified the  
97 appropriate resident agent contact in the notification letter for the Meiners  
98 application. He also addressed to the Board the house rules with regards to the  
99 Critical Area.  
100

The Board called for Public comment. Individuals that spoke were Ms. duPont, Regina Newkirk and John Marrah. Written comments were received by the Board from Susan duPont.

**Ms. Suss made a motion to approve the STR application for three bedrooms for Lee and Regina Meiners, 27484 St. Michaels Road with staff conditions, seconded by Mr. McQuay. The motion carried unanimously.**

- d. Osman Bengur - ST-762-OSM, 7624 Quaker Neck Road, Bozman, MD 21612, (Map 31, Grid 23, Parcel 137, Lot 2, Zoned Rural Residential). Ms. Deflaux presented the staff report for the Short-Term Rental (STR) license application. Dawn-Lednum/Chesapeake Bay Real Estate represented the Applicant as the Resident Agent. Ms. Lednum spoke on behalf of the applicant. Mr. Bengur also spoke on behalf of his application.

The Board called for public comments, none were provided. Written comments were received by the Board from Susan duPont.

**Mr. Hall made a motion to approve the STR application for four bedrooms for Osman Bengur at 7624 Quaker Neck Road with staff conditions, seconded by Ms. Broll. The motion carried unanimously.**

#### **Other Matters for Discussion**

Mr. Marrah provided public comment about the positive economic impacts of STRs and stated that he was impressed with the Board's detail. Mr. Marrah thanked the Board.

Mr. McQuay asked staff whether they were aware about a Short-Term Rental in Tilghman that was recently sold; the current owner has the home on the market. Mr. Salinas and Ms. Suss both said the STR license does not convey; the new owners would have to apply for a STR license.

**Adjournment** - The Chair called the meeting to adjourn. The meeting was adjourned at 3:43 p.m.

Read and approved by the Board on June 27, 2019

Sean Kurr  
Chairman